State of Nevada
Department of Agriculture
Agriculture Headquarters Office
Facility Condition Analysis

AGRICULTURE HEADQUARTERS OFFICE

405 South 21st Street
Sparks, Nevada 89431

Site Number: 9868
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report Printed in June 2015

State of Nevada
Department of Agriculture
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Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9868

Facility Condition Needs Index Report

Index #	Building Name		Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1475	AGRICULTURE WAREHOUSE		1300	1960	11/5/2014	$10,200	$54,750	$0	$64,950	$84,500	77%
	295 Galletti Way	Sparks									
0274	MEASUREMENT STANDARDS		6622	1971	11/5/2014	$11,150	$184,724	$0	$195,874	$1,986,600	10%
	2150 Frazer Street	Sparks									
2991	STORAGE / CARPORT BUILDING		7151	2009	11/5/2014	$0	$49,405	$0	$49,405	$1,430,200	3%
	405 South 21st Street	Sparks									
2996	PLANT PATHOLOGY / ELECTRICAL		2175	2009	11/5/2014	$0	$21,750	$0	$21,750	$761,250	3%
	405 South 21st Street	Sparks									
2990	CENTRAL PLANT		920	2009	11/5/2014	$0	$9,200	$0	$9,200	$322,000	3%
	405 South 21st Street	Sparks									
2992	GREEN HOUSE		1274	2009	11/5/2014	$0	$12,740	$0	$12,740	$509,600	3%
	405 South 21st Street	Sparks									
2989	HEADQUARTERS & LAB		25913	2009	11/5/2014	$0	$259,130	$0	$259,130	$12,956,500	2%
	405 South 21st Street	Sparks									
9868	AGRICULTURE HEADQUARTERS OFFICE SITE				11/5/2014	$2,500	$90,900	$0	$93,400		0%
	405 South 21st Street	Sparks									
	Report Totals.....:		**45,355**			**$23,850**	**$682,599**	**$0**	**$706,449**	**$18,050,650**	**4%**

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AGRICULTURE HEADQUARTERS OFFICE SITE

BUILDING REPORT

The Agriculture Headquarters site is located east of the Northern Nevada Adult Mental Health facility and consists of 7 structures with two structures located at the warehouse / equipment site on Galletti Way. The primary site has a paved parking area for employees as well as the public. The site and sidewalks connecting the buildings on site are ADA accessible as well as the parking area. It has natural gas, city water and sewer services. There is a paved storage area and access road that encompasses the site.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $2,500**

Currently Critical **Immediate to Two Years**

Project Index #: 9868ADA1

ADA SIGNAGE & STRIPING

Construction Cost $2,500

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The accessible parking spaces and passenger loading areas in front of the Measurement Standards building are missing proper signage and striping to comply with ADA requirements. This project would provide for striping, signage and any other necessary upgrades to the parking space. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $90,900**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 9868SIT1

CRACK FILL & SEAL ASPHALT PAVING

Construction Cost $20,400

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 34,000 square feet of asphalt area was used to generate this estimate.

Project Index #: 9868SIT3

FENCE REPLACEMENT

Construction Cost $45,500

The majority of the fencing around the Warehouse/ Equipment Yard has failed and is due for replacement. This project recommends the installation of a 6 foot high 6 gauge wire perimeter chain link fence around the entire site with two 14' wide gates with hardware. The cost estimate also includes demolition and disposal of the existing fence. This project should be implemented concurrently with the Relocate Main Entry project.
This project or a portion thereof was previously recommended in the FCA report dated 10/28/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/05/2014.

Project Index #: 9868SIT4

RELOCATE MAIN ENTRY

Construction Cost $25,000

The main entry to the site is very close to the intersection of Galletti Way and Kietzke Lane. This project would relocate the entry south along Galletti to make access in and out of the site safer during heavy traffic. The project would provide new curb and gutter, concrete apron, fencing, and a new gate. This project should be implemented concurrently with the Fence Replacement project.
This project or a portion thereof was previously recommended in the FCA report dated 10/28/2004. It has been amended accordingly to reflect conditions observed during the most recent survey date of 11/05/2014.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$2,500**
Priority Class 2:	**$90,900**
Priority Class 3:	**$0**
Grand Total:	**$93,400**

PLANT PATHOLOGY / ELECTRICAL

BUILDING REPORT

The Plant Pathology building is a concrete masonry unit and steel framed structure with a metal roofing system on a concrete foundation. It has a lab area and cold storage for plant pathology operations, a unisex ADA accessible restroom, a garlic lab, pesticide storage and bait room and the electrical room which contains the main switchgear for the newer buildings on site. It has three roof mounted HVAC units, exhaust fans and has a fire protection and alarm system.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $21,750**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2996EXT1

EXTERIOR FINISHES

Construction Cost $10,875

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2996INT1

INTERIOR FINISHES

Construction Cost $10,875

The interior finishes are in fair condition. It is recommended to repair and seal the interior concrete block walls at least once in the 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

BUILDING INFORMATION:

Gross Area (square feet):	**2,175**
Year Constructed:	**2009**
Exterior Finish 1:	**100 % Concrete Masonry U**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Concrete Masonry Units & Steel**
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$10.00**
Priority Class 2:	**$21,750**	**Total Facility Replacement Construction Cost:**	**$761,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$350**
Grand Total:	**$21,750**	**FCNI:**	**3%**

GREEN HOUSE

BUILDING REPORT

The Green House is a steel and concrete masonry unit (CMU) framed structure with translucent panel siding and roofing. It is attached to a CMU enclosed building called the Head House. It has separate heating units and evaporative cooling as well as exhaust fans and horizontal air fans for green house operations.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $12,740**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2992EXT1

EXTERIOR FINISHES

Construction Cost $6,370

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the translucent panels, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2992INT1

INTERIOR FINISHES

Construction Cost $6,370

The interior finishes are in fair condition. It is recommended to repair and seal the interior concrete block walls at least once in the 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to sealing, all surfaces should be repaired and prepped.

BUILDING INFORMATION:

Gross Area (square feet):	**1,274**
Year Constructed:	**2009**
Exterior Finish 1:	**80 % Transluscent Panels**
Exterior Finish 2:	**20 % Conrete Masonry Uni**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Concrete Masonry Units**
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$10.00**
Priority Class 2:	**$12,740**	**Total Facility Replacement Construction Cost:**	**$510,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$400**
Grand Total:	**$12,740**	**FCNI:**	**2%**

STORAGE / CARPORT BUILDING

BUILDING REPORT

The Storage / Carport building is a concrete masonry unit and steel framed structure with a metal roofing system on a concrete foundation. The majority of the structure is an open carport with the north end enclosed for storage. The facility has a fire suppression system.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $49,405**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2991EXT1

EXTERIOR FINISHES

Construction Cost $35,755

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2991INT1

INTERIOR FINISHES

Construction Cost $13,650

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet):	**7,151**
Year Constructed:	**2009**
Exterior Finish 1:	**100 % Concrete Masonry U**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Concrete Masonry units & Steel**
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$6.91**
Priority Class 2:	**$49,405**	**Total Facility Replacement Construction Cost:**	**$1,430,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$200**
Grand Total:	**$49,405**	**FCNI:**	**3%**

CENTRAL PLANT

BUILDING REPORT

The Central Plant is a concrete masonry unit and steel framed structure with a metal roofing system on a concrete slab on grade foundation. It is located just to the north of the main headquarters building and contains the HVAC equipment for the facility, It has Gas fired boilers, a chiller and all necessary piping and pumps, water treatment to provide heating and cooling. The cooling tower is located on the outside of the structure. The electrical switchgear is located adjacent to the HVAC equipment room. The facility has a fire suppression system and all required safety and shunt trips.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $9,200**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2990EXT1

EXTERIOR FINISHES

Construction Cost $4,600

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2990INT1

INTERIOR FINISHES

Construction Cost $4,600

The interior finishes are in fair condition. It is recommended to repair and seal the interior concrete block walls at least once in the 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

BUILDING INFORMATION:

Gross Area (square feet):	**920**
Year Constructed:	**2009**
Exterior Finish 1:	**100 % Concrete Masonry U**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Concrete Masonry Units & Steel**
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$10.00**
Priority Class 2:	**$9,200**	**Total Facility Replacement Construction Cost:**	**$322,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$350**
Grand Total:	**$9,200**	**FCNI:**	**3%**

HEADQUARTERS & LAB

BUILDING REPORT

The Agriculture Headquarters is a concrete masonry unit and steel structure with a single-ply and metal roofing system on a concrete foundation. It contains administrative offices, conference rooms, laboratory and testing areas, an employee break room, work rooms and areas and ADA accessible restrooms for Men and Women. There are large roof mounted air handlers that are fed from the central plant building which provide heating and cooling for the building. The facility also has a fire alarm and sprinkler system.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $259,130**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2989EXT1

EXTERIOR FINISHES

Construction Cost $129,565

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2989INT1

INTERIOR FINISHES

Construction Cost $129,565

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet):	**25,913**
Year Constructed:	**2009**
Exterior Finish 1:	**95 % Masonry**
Exterior Finish 2:	**5 % Painted Stucco / EIFS**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**75 % B**
IBC Occupancy Type 2:	**25 % A-3**
Construction Type:	**Concrete Masonry Units & Steel**
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$10.00**
Priority Class 2:	**$259,130**	**Total Facility Replacement Construction Cost:**	**$12,956,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$500**
Grand Total:	**$259,130**	**FCNI:**	**2%**

AGRICULTURE WAREHOUSE

BUILDING REPORT

The Warehouse is an older prefabricated metal building on a concrete foundation. It is located along Galletti Way east of the main headquarters site. It has a small single use restroom, a ceiling mounted gas heating unit and an old evaporative cooler. It is currently used for storage.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $10,200**

Currently Critical **Immediate to Two Years**

Project Index #: 1475SFT1

FIRE ALARM SYSTEM INSTALLATION

Construction Cost $5,200

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code.

Project Index #: 1475SFT2

FIRE EXTINGUISHER INSTALLATION

Construction Cost $1,000

The building does not have a portable fire extinguisher available. International Fire Code Section 906 requires that portable fire extinguishers shall be installed in S occupancies. They shall be provided for employee use and selected and distributed based on the classes of anticipated workplace fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 2 fire extinguishers, cabinets, and the hardware necessary to install them.

Project Index #: 1475SFT4

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Construction Cost $4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $54,750**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 1475SFT3

ELECTRICAL UPGRADE

Construction Cost $26,000

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. It is recommended the entire system be upgraded to meet the evolving needs of the building including three-phase power.

Project Index #: 1475EXT2

EXTERIOR DOOR REPLACEMENT

Construction Cost $1,500

The exterior metal man door is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the door assembly with a new metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

Project Index #: 1475EXT1

EXTERIOR FINISHES **Construction Cost $1,300**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1475INT1

INTERIOR FINISHES **Construction Cost $6,500**

The interior finishes are in poor condition. It is recommended to repair the insulation and paint the gypsum board walls at least once in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 1475ENR1

LIGHTING UPGRADE **Construction Cost $1,950**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in all areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Project Index #: 1475EXT3

OVERHEAD DOOR REPLACEMENT **Construction Cost $6,000**

There is a 16'x20' overhead door which is damaged and does not function properly. It is original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead door and replacement with a motorized door.

Project Index #: 1475INT2

RESTROOM REMODEL **Construction Cost $10,000**

The restroom in the building was out of service at the time of the survey. It is original to the building and is due for a complete remodel. This project would provide for a complete remodel of the restroom fixtures, hardware, floor and wall finishes.

Project Index #: 1475PLM2

WATER HEATER REPLACEMENT **Construction Cost $1,500**

There is a 30 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**1,300**
Year Constructed:	**1960**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Engineered Metal Building**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$10,200**	**Project Construction Cost per Square Foot:**	**$49.96**
Priority Class 2:	**$54,750**	**Total Facility Replacement Construction Cost:**	**$84,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$65**
Grand Total:	**$64,950**	**FCNI:**	**77%**

MEASUREMENT STANDARDS

BUILDING REPORT

The building is a concrete masonry unit and steel framed structure with a single ply roofing system on a concrete foundation. It has a split HVAC system with gas fired furnaces and exterior mounted condensing units. It has a Men's and Women's ADA accessible restroom as well as a fire alarm and sprinkler system.
The Bureau of Weights and Measures is charged with the responsibility to inspect and test all commercially used weighing and measuring devices. These devices include the fuel dispensers used at service stations and truck stops, scales used in supermarkets and specialty stores, refueling meters at airports and liquefied petroleum gas dispensers.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $11,150**

Currently Critical **Immediate to Two Years**

Project Index #: 0274ADA1

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Construction Cost $4,000**

This building contains a water fountain that is not ADA compliant and is not working. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

Project Index #: 0274SFT1

EXIT SIGN UPGRADE **Construction Cost $3,150**

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. IBC - 2012 Chapter 10 was referenced for this project.

Project Index #: 0274SFT2

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $184,724**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0274INT3

EMPLOYEE LOUNGE INSTALLATION **Construction Cost $20,000**

The building was not originally equipped with an Employee Lounge for the employees. This project recommends installing cabinets, a sink, GFCI outlets for small appliances and tables and chairs. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure.

Project Index #: 0274EXT3

EXTERIOR DOOR REPLACEMENT **Construction Cost $16,000**

The exterior man doors on the original structure are damaged from age and general wear and tear. This includes the front entrance door and three metal man doors on the east elevation. This project would provide for the replacement of four exterior doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

Project Index #: 0274EXT2

EXTERIOR FINISHES **Construction Cost $33,110**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0274INT2

INTERIOR FINISHES **Construction Cost $33,110**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0274EXT4

ROOF REPLACEMENT **Construction Cost $78,504**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

Project Index #: 0274PLM2

WATER HEATER REPLACEMENT **Construction Cost $4,000**

There is a 30 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 5-6 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**6,622**
Year Constructed:	**1971**
Exterior Finish 1:	**80 % Painted CMU**
Exterior Finish 2:	**20 % Painted Stucco / EIFS**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units & Steel**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$11,150**	**Project Construction Cost per Square Foot:**	**$29.58**
Priority Class 2:	**$184,724**	**Total Facility Replacement Construction Cost:**	**$1,987,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$195,874**	**FCNI:**	**10%**

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Board	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile

Measurement Standards – FCA Building #0274
Description: Exterior of the building.

Measurement Standards – FCA Building #0274
Description: Interior of the facility.

Agriculture Warehouse – FCA Building #1475
Description: Exterior of the building.

Headquarters & Lab – FCA Building #2989
Description: Exterior of the building / main entrance.

Headquarters & Lab – FCA Building #2989
Description: Typical lab area.

Headquarters & Lab – FCA Building #2989
Description: Exterior CMU damage.

Central Plant – FCA Building #2990
Description: Exterior of the building.

Storage Building – FCA Building #2991
Description: Exterior of the building.

Green House – FCA Building #2992
Description: Exterior of the building.

Plant Pathology – FCA Building #2996
Description: Exterior of the building.